



NOTICE OF PUBLIC HEARING

PA 15-04 Mandel Property Plan Amendment/Zone Change General Plan Map Amendment and Zone Change

NOVEMBER 10, 2015 at 7:00 PM

Public Notice is hereby given that the **City of Sherwood Planning Commission** will conduct a public hearing on **Tuesday, November 10, 2015 at 7:00 PM** at the Sherwood City Hall, Community Room, 22560 SW Pine St, Sherwood, Oregon, on the following land use matter:

Proposal: A Comprehensive Plan Map Amendment and Zone Change request for a three-acre portion of a 21.28 acre property located at 21340 SW Elwert Road from Neighborhood Commercial (NC) to Medium Density Residential Low (MDRL).

Case File No.: PA 15-04

Tax Map/Lot:

2S130CB00250

Applicant: Venture Properties
Attn: Kelly Ritz
4230 Galewood Street, Suite 100
Lake Oswego, OR 97034

General Location: Southeast corner of
SW Elwert and SW
Edy roads

Staff Contact: Connie Randall, Associate Planner 503-625-4208, randallc@sherwoodoregon.org

Find out about the project on the City's website:

<http://www.sherwoodoregon.gov/planning/project/mandel-property-plan-amendment-and-zone-change>

Hearing Process: This is a legislative land use action; therefore, the decision will be made by the City Council after a public hearing tentatively scheduled for December 1, 2015 and recommendation from the Planning Commission. This Planning Commission hearing is your first opportunity to provide official comments on the proposed plan and amendments.

Application materials are also available for review at the city offices or can be copied for a reasonable cost at City Hall, 22560 SW Pine Street. The City Planning Staff report on this matter will be available for review at least seven (7) days in advance of the hearing. If you have any questions, please call Connie Randall at (503) 625-4208.

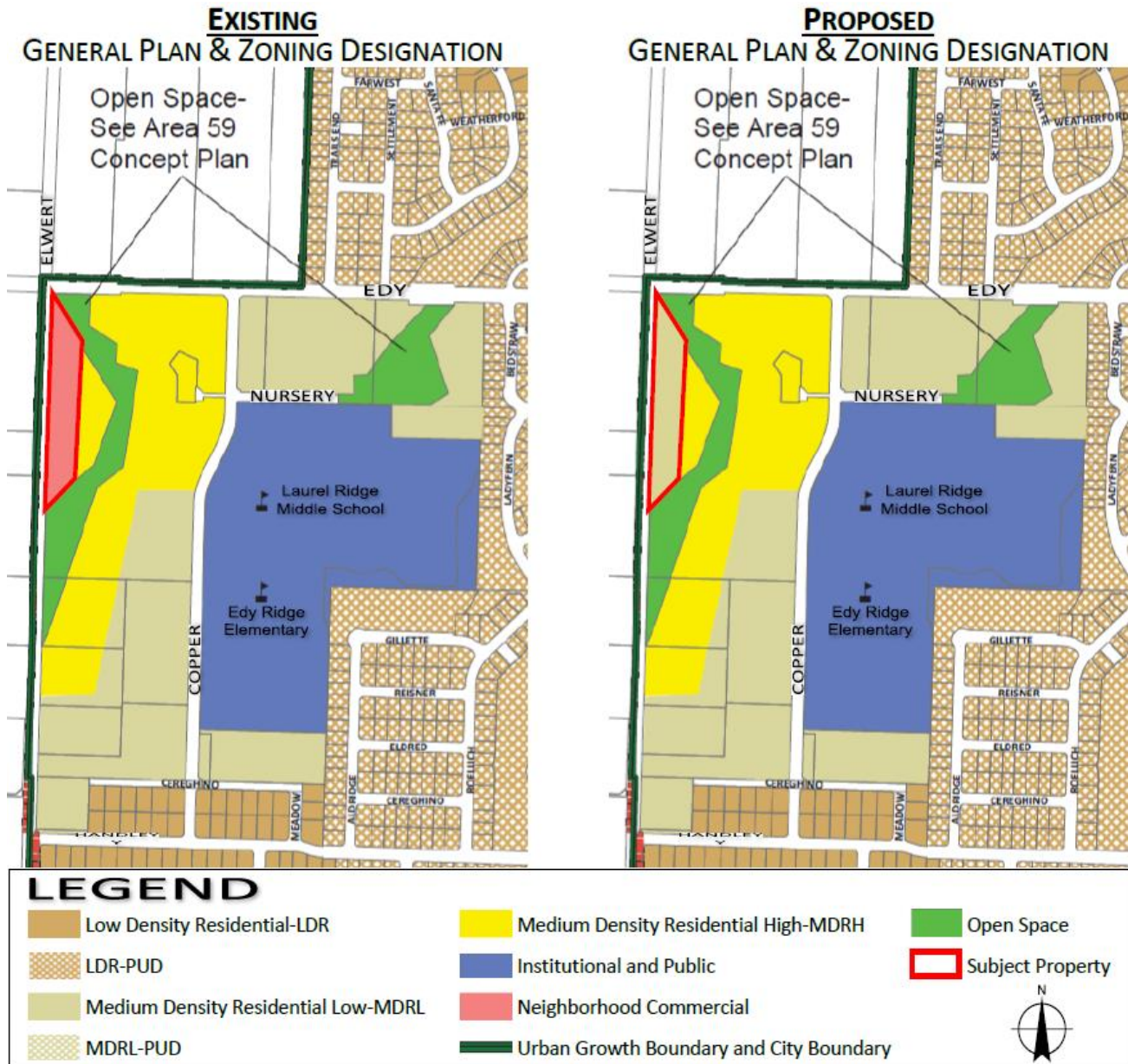
The following chapters of the Sherwood Zoning and Community Development Code (SZCDC), the regional state and local plans and regulations and the corresponding approval criteria are applicable to this proposal:

SZCDC §16.72 (Procedures for Processing Development Permits) and §16.80 (Plan Amendments); Comprehensive Plan Criteria: Chapter 2-Planning Process, Chapter 3-Growth Management, Chapter 4- Land Use, Chapter 6-Transportation, and Chapter 8-Urban Growth Boundary Additions; Metro Urban Growth Management Functional Plan: Title 1. Housing Capacity; Metro 2035 Regional Transportation Plan Oregon Transportation Planning Rule: (OAR 660-012-0060); Statewide Planning Goals: Goal 1- Citizen Involvement, Goal 2- Land Use Planning, Goal 9-Economic Development, Goal 10-Housing, and Goal 12-Transportation

Provide your comments in writing or at the hearing:

Anyone may testify at the hearing verbally or in writing. Oral and written public testimony regarding this matter will be accepted at the hearing. Written statements are encouraged and may be submitted to the Planning Department, City Hall, 22560 SW Pine Street, Sherwood, OR 97140.

Public testimony should be limited to the findings of fact in the Staff Report, the above criteria or other City or State applicable land use standards. **Only those persons who submit written comments or appear in person before the Hearing Authority may appeal the decision.** Failure to raise an issue accompanied by statements or evidence sufficient to afford the decision-maker and the parties an opportunity to respond to the issue will preclude appeal, on said issue, to the Appeal Authority or State Land Use Board of Appeals (LUBA).



NOTE: For comments to be addressed in the staff report please, submit comments no later than October 30, 2015 to **Connie Randall, Associate Planner**, Planning Department, Sherwood City Hall, 22560 SW Pine Street, Sherwood, OR 97140 or randallc@sherwoodoregon.gov.